

## OFFICIAL STATEMENT

**\$400,000**

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# **CITY OF CAMARILLO**

**Ventura County, California**

Reservoirs -- Finance -- CA --  
Camarillo

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**1978**

**Water Revenue Bonds**

Camarillo -- Water Supply  
" -- Economic Conditions  
Bonds -- CA -- Camarillo  
Muni. water supply -- CA --  
Camarillo

*M. S. 10*

Bids to be received by the City Clerk in the City Council Chambers,  
City Hall, 601 North Carmen Drive, Camarillo, California 93010,  
up until 4:00 p.m., Wednesday, December 13, 1978



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# CITY OF CAMARILLO

601 CARMEN DRIVE  
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TO WHOM IT MAY CONCERN:

UNIVERSITY OF CALIFORNIA

The purpose of this Official Statement is to supply information to prospective bidders on, and buyers of, \$400,000 principal amount of 1978 Water Revenue Bonds, proposed to be issued by the City of Camarillo, California.

The material contained in this Official Statement was prepared by Stone & Youngberg Municipal Financing Consultants, Inc., in the capacity of financing consultants to the City, and the firm will receive compensation from the City contingent upon the sale and delivery of the bonds.

The Official Statement is not to be construed as a contract with the purchasers of the Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein are intended solely as such and are not to be construed as representations of fact.

The legal opinion approving the validity of the Bonds will be furnished by O'Melveny & Myers, Los Angeles, Bond Counsel. The scope of Bond Counsel's employment in connection with the review of this Official Statement has been limited to reviewing the statements of law and legal conclusions set forth herein under heading "The Bonds".

No dealer, broker, salesman or other person has been authorized by the City to give information or to make any representations other than those contained herein and, if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of any offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.

The City will deliver to the purchaser of the Bonds a certificate of the City Manager dated the date of bond delivery, stating that as of the date thereof, to the best of City's knowledge and belief the Official Statement does not contain an untrue statement of a material fact or omit to state any material fact necessary in order to make the statements made, in the light of the circumstances under which they were made, not misleading, and further certifying that the signatories know of no material adverse change in the condition of the City which would make it unreasonable for the purchaser of the Bonds to rely upon the Official Statement in connection with the resale of the Bonds.

The execution and distribution of this Official Statement has been authorized by the City.

City of Camarillo

OCT -7 2024

UNIVERSITY OF CALIFORNIA

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CITY OF CAMARILLO  
Ventura County, California

CITY COUNCIL

Edward A. Leland  
Mayor

Mary R. Gayle  
Ronald V. McConvill

Roderick B. Moore  
John A. Rush

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Thomas W. Oglesby  
City Manager

Royal Sorensen  
City Attorney

Larry Weaver  
Finance Director

Kay Kelly  
City Clerk

David Atkinson  
Public Works Director

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Professional Services

O'Melveny & Myers, Bond Counsel  
Los Angeles, California

Bank of America NT & SA, Fiscal Agent  
Los Angeles, California

Stone & Youngberg Municipal Financing Consultants, Inc.  
Los Angeles and San Francisco, California

The City obtains its water supply from two sources: local wells and the Calleguas Municipal Water District, which delivers water obtained from the Metropolitan Water District of Southern California (MWD). MWD currently supplies the Calleguas Municipal Water District with water from the State Water Project. However, it has the capacity of supplying water from the Colorado River Aqueduct as well.

The City has undergone continuous population growth since its incorporation, with the population more than doubling from 12,810 in 1964 to 29,250 in January of 1978.

Most of the City's wage earners work in Camarillo or the neighboring communities of Oxnard, Point Mugu, Port Hueneme and Thousand Oaks, indicating a stable community.

Though long known as an attractive residential community, Camarillo also has a diversified and growing industrial base.

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## THE BONDS

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### AUTHORITY FOR ISSUANCE

The \$400,000 of City of Camarillo 1978 Water Revenue Bonds will be issued under provisions of the Revenue Bond Law of 1941, commencing with Section 54300 of the Government Code of the State of California and under provisions of Section 53541 of the California Government Code.

Pursuant to Section 53541 of the Government Code, the City Council of the City of Camarillo has authorized issuance of the bonds, at an interest rate not to exceed eight percent, in lieu of the \$400,000 authorized but unissued balance of \$2,000,000 of revenue bonds with a maximum interest rate of six percent approved by a vote of 796 to 198 at a special election held within the City on November 7, 1967. The initial \$1,600,000 of the \$2,000,000 authorized amount were sold on February 14, 1968 and were termed 1968 Water Revenue Bonds, Series A.

The \$400,000 of 1978 Water Revenue Bonds are to be issued under the provisions of Resolution No. 78-220 of the City Council of the City of Camarillo adopted November 8, 1978, and Resolution No. 395, providing of the issuance of the 1968 Water Revenue Bonds, Series A, adopted by the City Council on January 10, 1968.

### SALE OF THE BONDS

Bids for the purchase of the \$400,000 of 1978 Water Revenue Bonds will be received by the City Clerk of the City of Camarillo in the City Council Chamber at the Camarillo City Hall, 601 North Carmen Drive, Camarillo, California 93010, up until 4:00 p.m. on Wednesday, December 13, 1978. The bids will be referred to the City Council for action the same day. Details of the terms of sale are contained in the Notice Inviting Bids approved by the City Council on November 8, 1978.

### DESCRIPTION OF THE BONDS

The \$400,000 of City of Camarillo 1978 Water Revenue Bonds will be dated December 15, 1978, will be issued in denominations of \$5,000 each, and will be numbered 1 to 80. The bonds will mature serially in principal amounts of \$20,000 in each of the years 1979 through 1998.

Interest is payable semiannually on June 15 and December 15 of each year, both interest and principal are payable at the office of the City Treasurer, or, at the

option of the bidder, at the Los Angeles Main Office of the Bank of America N.T. & S.A., fiscal agent for the City in connection with the 1978 Water Revenue Bonds or at any paying agent of the City in Chicago or New York.

#### REDEMPTION PROVISIONS

Bonds maturing on or before December 15, 1986, are not subject to call for redemption prior to their maturity dates. The \$240,000 of bonds maturing on and after December 15, 1987 are subject to call for redemption on any interest payment date beginning December 15, 1986, at a redemption price equal to the principal amount and accrued interest to the date of redemption, plus a premium equal to one-quarter of one percent of the principal amount for each year or intervening fraction of a year from the redemption date to the maturity date.

#### REGISTRATION

The bonds will be issued as coupon bonds, registrable only as to both principal and interest, and with the privilege of discharge from registration.

#### LEGAL OPINION

The unqualified opinion of O'Melveny & Myers of Los Angeles, bond counsel for the City of Camarillo in connection with the 1978 Water Revenue Bonds, attesting to the validity of the bonds, will be supplied free of charge to the original purchasers of the bonds. A copy of the legal opinion, certified by the official in whose office the original is filed, will be printed on each bond without charge to the successful bidder.

#### TAX EXEMPT STATUS

In the opinion of O'Melveny & Myers, interest on the bonds is exempt from Federal income taxes and State of California personal income taxes under existing statutes, regulation, or administrative rulings.

#### PURPOSE OF ISSUE

Proceeds of the bonds are to be used for the acquisition, construction and financing of improvements to the municipal water system. The water system and the proposed improvements, together with operating revenues and expenses are described in detail under the heading "The Enterprise".

## SECURITY

Both principal and interest are payable from, and secured exclusively by a first lien on, the gross revenues of the Enterprise, the municipal water system.

Gross revenues are defined as all revenues received by the City from the service and facilities of the Enterprise, except connection charges and customer deposits. However, the general fund of the City is not obligated for payment of bond principal and interest and there will be no recourse to the taxing power or property of the City for payment of the bonds.

To secure payment of the bonds and to insure sound fiscal operations by the City, special funds which are listed on the following page are to be established.

## ESTABLISHMENT OF RATES AND CHARGES

The resolution of issuance provides that as long as any of the bonds are outstanding, the City will fix and maintain charges for water service which will meet the costs of maintenance and operation, bond service and other payments required to be made under the resolution of issuance, plus other obligations secured by or payable from the revenues of the Enterprise, and provide net revenues equal to at least 1.25 times the interest and principal payments as they become due.

Net revenues are defined as gross revenues less maintenance and operation expenses, including reasonable management, repair and other expenses necessary to operate, maintain and preserve the Enterprise, but not including depreciation.

## USE OF SPECIAL FUNDS

The resolution provides for the use of special funds for the administration and control of the proceeds obtained from sale of bonds and from revenues of the Enterprise. The following tabulation shows these funds and also indicates the flow of funds from bond proceeds and from the Water Revenue Fund, the amount of initial deposit (if any) from bond proceeds and whether investment of money held in the funds is possible. Special aspects of these funds are described in the following sections of the official statement.

## DISPOSITION OF BOND PROCEEDS

The Fiscal Agent will receive the proceeds from the sale of the bonds and will apply them as follows:

Bond Service Fund. Accrued interest, if any, paid by the purchaser of the bonds will be deposited in the Bond Service Fund.

Bond Reserve Fund. The sum required to bring the balance in the fund to an amount equal to maximum annual bond service will be deposited in the Bond Reserve Fund.

Acquisition and Construction Fund. The balance of the proceeds are to be transferred to the City and deposited in the Acquisition and Construction Fund

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CITY OF CAMARILLO 1968 and 1978 WATER REVENUE BONDS  
Sources and Flow of Funds

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	Fund Held By	Application of Bond Proceeds	Priority in Transfer from Revenue Fund
Revenue Fund	Fiscal Agent	(1)	
Bond Service Fund	Fiscal Agent	Accrued Interest	1
Sinking Fund (2)	Fiscal Agent		2
Redemption Fund	Fiscal Agent		Mandatory Transfers From Sinking Fund
Reserve Fund	Fiscal Agent	Amount Equal to Maximum annual Bond Service	3 (if required)
Maintenance and Operation Fund	City		4
Acquisition and Construction Fund	City	Balance	
Remaining Money	City		5

---

(1) Remainder (if any) in Acquisition and Construction Fund after accomplishing purpose of issue to be transferred to Revenue Fund.  
(2) For 1968 issue only

to be used for acquisition, improvement and financing of the Enterprise including incidental expenses. Money in the fund may be invested in securities maturing prior to the time the money is needed.

Any balance remaining in the fund after accomplishing the purposes for which the bonds were issued will be deposited in the Revenue Fund.

## DEPOSIT AND APPLICATION OF REVENUES

The gross revenues of the Enterprise are to be deposited by the Treasurer with the Fiscal Agent for deposit in the Revenue Fund on or before the fifth day of each month. Payments from these funds are to be made by the fiscal agent only as follows:

Bond Service Fund. Each month an amount equal to one-sixth of the next interest payment, and one-twelfth of the payment of principal of serial bonds coming due in the next year, is to be transferred to the Bond Service Fund until sufficient money has been accumulated to meet the next succeeding installments of principal and interest.

Reserve Fund. After the required deposits have been made in the Bond Service Fund, the Fiscal Agent will deposit in the Reserve Fund the amount, if any, required to maintain a balance equal to maximum annual bond service. Any money in the Reserve Fund which is in excess of maximum bond service shall be transferred to the Revenue Fund on December 1 of each year. Money in the fund may be used to meet the last payments of principal and interest.

Maintenance and Operation Fund. After the transfers described above have been made, monthly transfers are to be made to this fund in amounts sufficient to meet operation and maintenance costs.

Remaining Money. All money remaining in the Water Revenue Fund each month after the requirements specified above have been met are to be used for any of the following purposes:

- (a) Capital expenditures for improvements to the Enterprise;
- (b) Unbudgeted maintenance and operation expense;
- (c) Transfer to the General Fund of the City to be used for any lawful purpose; and
- (d) Deposit in the Redemption Fund for purchase or redemption of bonds;

## INVESTMENT OF FUNDS

The Bond Service Fund, Sinking Fund, and the Acquisition and Construction Fund may be invested in securities maturing prior to the time the money is required.

The Reserve Fund may be invested in securities maturing in up to five years. Interest earned on investment of these funds, and profits or losses resulting from the sale or surrender of such investments for redemption, will be credited or charged to the respective funds. Authorized investments are any securities in which the City may invest funds.

#### ADDITIONAL BONDS

The resolution provides that refunding bonds may be issued to redeem the 1968 and 1978 Water Revenue Bonds and that additional bonds secured by the same revenues as 1968 and 1978 Water Revenue Bonds may be issued on a parity with these bonds if the following conditions are satisfied.

1. The City must not be in default under terms of the resolution.
2. The Reserve Fund must be increased at the time of issuance to an amount equal to the maximum combined annual bond service requirements for outstanding bonds and any additional bonds.
3. Net revenues to be received from the Enterprise must amount to at least 1.25 times the maximum combined annual debt service on the outstanding bonds.

In determining net revenues, the resolution permits allowance to be made for net revenues from water system additions or extensions or from increases in water rates. In either case the allowance is to be equal to 75 percent of the estimated additional annual net revenues, as shown by the estimate of a qualified engineer.

#### ADDITIONAL COVENANTS

Additional covenants contained in the resolution include the following:

1. The City will punctually pay or cause to be paid bond principal and interest together with any applicable premium, and required payments into the Bond Service Fund and Bond Reserve Fund, in conformity with the terms of the bonds and resolution.
2. The City will maintain the Enterprise in good order and operate it efficiently and economically.
3. The City agrees not to sell, mortgage, or otherwise encumber the Enterprise unless provision is made for a continuance of payments in the Water Revenue Fund sufficient to permit the deposit of bond interest and principal and payments into the various funds required by the resolution and not to encumber the revenues. The City agrees not to enter into any agreement

impairing the operation of the Enterprise or any part necessary to secure adequate revenues to pay the bonds or which otherwise would impair the rights of the bondholders with respect to the revenues or operations of the Enterprise.

If any substantial part of the Enterprise is sold or condemned, the proceeds of the sale or award in eminent domain may be applied to construction or acquisition of new facilities but otherwise must be used to retire or redeem outstanding bonds.

4. The City will maintain or otherwise provide for all such insurance on the Enterprise as is customarily maintained on similar facilities. If any useful part of the Enterprise is damaged or destroyed, insurance proceeds are to be used to restore it to use, and any surplus is to be used to retire bonds.

5. The City will maintain accurate records and accounts covering the Enterprise and all revenues of the Enterprise. These records and accounts will be subject at all times to inspection by holders of not less than 10 percent of the outstanding bonds. The City will have accounts and records of the Enterprise audited annually by an independent certified public accountant. Copies of the audit will be available for inspection at the offices of the Treasurer and the Fiscal Agent.

The City will publish annually, not more than 120 days after the close of each fiscal year, a summary statement of the revenues and expenses of the Enterprise, and a general statement of the financial and physical condition of the Enterprise. Copies of this statement will be furnished to the Fiscal Agent and, upon request, to any bondholder.

6. The City will not permit free use of the Enterprise by any person, firm or corporation, including governmental agencies.

7. The City will not issue any additional bonds having a prior lien on the revenues of the Enterprise.

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## THE ENTERPRISE

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When the City of Camarillo was incorporated in 1964 it was served by two water suppliers, Ventura County Waterworks District No. 5 and the Camino Water Company. The functions and assets of County Waterworks District No. 5 were assumed by the City on July 1, 1965. The Camino Water Company system was acquired by the City in March of 1968. The purchase of the water company facilities and certain improvements to the existing municipal system were financed by the sale of \$1,600,000 of 1968 Water Revenue Bonds, Series A. The two water systems are now completely integrated.

### EXISTING FACILITIES

Source of Supply The water system is supplied by well water and by water purchased from the Calleguas Municipal Water District, a member agency of the Metropolitan Water District of Southern California (MWD).

The following tabulation shows the amounts of ground water produced and surface waters purchased by the City over the past five years. The tabulation also shows the amounts of water delivered to customers and unaccounted for. It can be seen that unaccounted for water has been less than one and one half percent of total supplies.

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### CITY OF CAMARILLO Water Supplies and Deliveries (Acre Feet)

Fiscal Year:	1973/74	1974/75	1975/76	1976/77	1977/78
Ground water produced	2,406	3,038	3,775	2,968	3,022
Surface water purchased	<u>1,719</u>	<u>1,485</u>	<u>1,864</u>	<u>2,122</u>	<u>2,119</u>
Total water supply	4,125	4,523	5,639	5,090	5,141
Water sold	<u>4,104</u>	<u>4,505</u>	<u>5,596</u>	<u>5,018</u>	<u>5,073</u>
Unaccounted for	21	18	43	72	68

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Source: Annual Reports to State Controller

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The City obtains ground water from two main wells and one supplemental well. Surface supplies are delivered to the City from five turnouts on a 36-inch Calleguas Municipal Water District line. The ground and surface waters are blended in the City's reservoirs.

Ordinarily the Calleguas Municipal Water District delivers northern California Water which is purchased by MWD from the State Water Project. However, MWD has the capability of delivering water to the Calleguas system from its second source of supply, the Colorado River Aqueduct.

Water Treatment Well water produced by the City is chlorinated. Water delivered by the Calleguas Municipal Water District is treated by MWD.

Storage and Pumping The municipal water system contains four reservoirs with a total capacity of 5.375 million gallons (MG) as listed below.

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CITY OF CAMARILLO  
Water Reservoirs

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Number	Capacity	Elevation (1)
1	3 MG.	348'
2	1 MG.	276'
3	1 MG.	126'
4	.375 MG	210'

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(1) Elevation of reservoir base

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An additional 4 MG reservoir will be financed in part with the proceeds of the bonds currently being offered for sale, as described under the heading "The Improvement Program."

The system does not contain any booster pumps. Water is obtained from wells and from the Calleguas Municipal Water District pipelines under sufficient pressure to lift it to the City's reservoirs. The system is fed from the reservoirs by gravity.

Transmission and Distribution

The City water system contains approximately 80,000 linear feet of main transmission and distribution lines ranging in size from 12 inches to 20 inches.

Active Service Connections The growth of the municipal system is indicated by the following summary of active service connections as of the end of each of the past five fiscal years.

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CITY OF CAMARILLO  
Active Water System Connections

June 30	Active Connections
1974	5,975
1975	6,236
1976	6,437
1977	6,887
1978	7,353

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WATER RATES

The current water rate schedule was adopted by the City Council on May 11, 1977. The schedule provides for monthly service charges instead of the minimum charges included in the former rate schedule and also established a single commodity charge in place of the declining block rate under the former schedule. The accompanying tabulation shows a comparison of the present and former rates.

CAPITAL IMPROVEMENT CHARGE

On June 28, 1978, the City Council adopted Resolution No. 78-131 providing an increase in capital improvement charges for each new connection to the water system. The proceeds from the charges are used to finance the new facilities required to meet the growth in demand which is placed on the system by new connections.

The tabulation on page 14 shows a comparison of the present and former capital improvement charges.

In addition the City collects an acreage charge from developers based on fire flow requirements. The charge is \$1,750 per acre for fire flow of 1,000 gallons per minute and \$2,000 per acre for anything greater.

CITY OF CAMARILLO

Comparison of Former and Present Bi-Monthly Water Rates

FORMER RATES

PRESENT RATES

Meter size	Amount	Minimum Charge Entitlement (1)	Service Charge
5/8 x 3/4"	\$ 8.50	1,000 cu. ft.	\$ 7.00
1"	15.50	3,000 cu. ft.	10.00
1 1/2"	22.50	5,000 cu. ft.	14.00
2"	33.00	8,000 cu. ft.	20.00
3"	42.00	11,000 cu. ft.	32.00
4"	51.20	14,000 cu. ft.	40.00
6"	62.30	18,000 cu. ft.	48.00
8"	73.40	22,000 cu. ft.	60.00

Additional Charge For Multiple Dwellings

	Amount	Minimum Charge Entitlement (1)	Service Charge
2 units	\$ 8.50	1,000 cu. ft.	\$ 7.00
3 units	17.00	2,000 cu. ft.	14.00
Per unit over 3	2.50	-	2.05
Mobile home parks, per space	5.00	-	4.10

	Quantity Rates	Quantity Rates
First 1,000 cu. ft.	\$ 8.50	.35 per 100 cu. ft.
Next 9,000 cu. ft.	.35 per 100 cu. ft	.35 per 100 cu. ft.
Over 10,000 cu. ft.	.28 per 100 cu. ft.	.35 per 100 cu. ft.
Landscaping (government)	.28 per 100 cu. ft.	.35 per 100 cu. ft.
Fire hydrants		
Under 6"	\$ 4.00	\$ 2.00
6" and over	8.00	4.00
Private fire lines, per inch	4.00	2.00

(1) Amount of water delivered at no extra charge

CITY OF CAMARILLO  
Water System Capital Improvement Changes

	FORMER RATES	PRESENT RATES
Single-family residential	\$ 150	\$ 500
Multiple dwellings		
Two units	300	1,000
Each additional unit	80	400
Mobile home parks, per space	100	400
Industrial, commercial and other		
Meter		
3/4"	\$ 150	\$ 500
1"	300	833
1½"	600	1,667
2"	1,000	2,667
3"	2,200	5,333
4"	4,500	8,333
6" & larger determined by City Council, but in no event less than	(1)	8,333
Private fire lines		
6" and less	120	
8"	170	
10"	220	
12"	270	

(1) Former rates provided for flat charges of \$4,500 for a six inch meter and \$5,500 for eight inches.

#### METER INSTALLATION CHARGES

The City also charges a meter installation charge. The charge is \$80 for a 3/4-inch meter, \$120 for a one-inch meter and actual time and material costs plus 30 percent overhead for larger sizes.

#### OTHER CHARGES

The City's rate schedule provides for various other charges such as \$60 per acre foot for irrigation water, \$1.25 per 1,000 gallons with a minimum monthly

charge of \$30 for metered construction water and metered fire hydrant water, \$15 per dwelling unit for subdivision construction water and \$2 per 1,000 gallons for unmetered bulk water.

## FINANCIAL STATEMENTS

The annual financial statements of the City, including the Water Utility Department, are audited by a firm of independent certified public accountants. Tables 1, 2 and 3 which follow, present summaries of financial data relating to the Water Department which have been abstracted from the reports of examinations of such financial statements by the independent certified public accountants, except the data for the fiscal year ended June 30, 1978, which are unaudited.

The audit reports stated that the examinations were made in accordance with generally accepted auditing standards and contain opinions that the financial statements present fairly the financial position of the various funds shown. The reports contain certain notes to the financial statements in addition to those described below under the heading "Significant Accounting Policies," which notes constitute an integral part of the financial statements. Copies of the audited statements are on file with the City and are available on request of the Director of Finance.

### Significant Accounting Policies

The accrual basis of accounting is followed by the Water Utility Fund. Investments in certificates of deposit and marketable securities are stated at cost.

### Balance Sheets

Table 1 shows the assets, liabilities and retained earnings of the Water Utility Fund as of June 30 of 1977 and 1978. The data for June 30, 1978 are unaudited.

The item "Property and Equipment" includes both assets purchased by the Water Utility Fund, which are stated at cost, and assets contributed by developer, which are stated at appraised values. Depreciation is computed on the straight-line method over the estimated useful life of the facilities. Depreciation on contributed facilities is changed from retained earnings to the contribution accounts.

### Revenues and Expenditures

Table 2 summarizes the revenues, and expenditures of the Water Utility Fund over the past five years. The results for the 1977/78 fiscal year are unaudited.

Table 1  
 CITY OF CAMARILLO  
 Water Utility Fund Balance Sheets

Year Ended June 30:	1977	1978 (1)
ASSETS		
CURRENT ASSETS		
Cash	\$ 24,688	\$ 39,386
Investments	602,738	623,969
Accounts receivable	51,751	87,356
Interest receivable	1,006	-
 Total current assets	 \$ 680,183	 \$ 750,711
RESTRICTED ASSETS		
Cash	924	87
Certificates of deposit	84,890	88,137
Treasury notes	118,385	115,244
 Total restricted assets	 \$ 204,199	 \$ 203,468
PROPERTY AND EQUIPMENT		
Total property and equipment	\$6,904,305	\$7,591,476
Less: Accumulated depreciation	<u>2,062,774</u>	<u>2,255,738</u>
 Net property and equipment	 <u>\$4,841,531</u>	 <u>\$5,335,738</u>
 TOTAL ASSETS	 \$5,725,913	 \$6,289,917

(1) Unaudited

Table 1  
CITY OF CAMARILLO  
Water Utility Fund Balance Sheets

Year Ended June 30:	1977	1978 (1)
LIABILITIES, RESERVES, CONTRIBUTIONS, AND RETAINED EARNINGS		
CURRENT LIABILITIES		
Payable from current assets		
Accounts payable	\$ 47,390	\$ 107,085
Accrued expenses	8,545	-
Due other funds	-	588
Current revenue bond maturities	40,000	40,000
Total payable from current funds	\$ 95,935	\$ 147,673
Payable from restricted funds		
Accrued revenue bond interest	27,938	27,187
Customer deposits	45,340	47,386
Total payable from restricted assets	\$ 73,278	\$ 74,573
Total current liabilities	\$ 169,213	\$ 222,246
LONG TERM LIABILITIES		
Advances for construction	\$ 20,106	\$ 16,697
Revenue bonds (net of current maturities)	1,385,000	1,340,000
Total long term liabilities	\$1,405,106	\$1,361,697
RESERVES, CONTRIBUTIONS AND RETAINED EARNINGS		
Reserves		
Revenue Bond Debt Service Fund	\$ 11,515	\$ 11,657
Revenue Bond Reserve Fund	119,407	117,207
Total reserves	\$ 130,922	\$ 128,894
Contributions		
From developers	\$1,821,576	\$2,055,217
From government agencies	170,941	168,278
Total contributions	\$1,992,517	\$2,223,495
Retained earnings	2,028,155	2,353,585
Total reserves, contributions and retained earnings	4,151,594	4,705,974
TOTAL	\$5,725,913	\$6,289,917

## Changes in Working Capital

Table 3 summarizes the changes in the Water Utility Fund which have occurred over the past five fiscal years. The results for the 1977/78 fiscal year are un-audited.

## THE IMPROVEMENT PROGRAM

The proceeds from the sale of the bonds will be used, together with surpluses in the Water Utility Fund and General Fund monies, to finance a new four million gallon reservoir.

## ESTIMATED PROJECT COSTS AND SOURCES OF FUNDS

Table 4 shows a summary of the estimated costs of the reservoirs including financing costs and also shows the anticipated sources of funds to meet these costs. Bids for the construction of the improvements will be received on December 5, 1978.

## ESTIMATED ANNUAL BOND SERVICE

Table 5 shows an estimate of annual bond service requirements for the 1978 Water Revenue Bonds currently being offered for sale, together with actual bond service requirements for the 1968 issue.

Table 2  
 CITY OF CAMARILLO  
 Water Utility Fund Revenues and Expenditures

Fiscal Year	1973/74	1974/75	1975/76	1976/77	1977/78 (1)
<b>OPERATION REVENUES</b>					
Water sales	\$ 649,039	\$ 710,420	\$ 910,332	\$ 904,395	\$ 1,000,947
Fire Hydrant charges	32,688	27,464	38,953	34,272	35,936
Meter installation charges	26,352	24,848	38,489	82,900	95,324
Penalties	5,088	3,850	5,903	5,823	-
Miscellaneous	38,647	13,380	13,840	6,663	4,600
Total operating revenues	\$ 751,814	\$ 779,962	\$1,007,517	\$1,034,053	\$ 1,136,807
<b>OPERATING EXPENSES</b>					
Source of supply	\$ 134,363	\$ 118,857	\$ 159,624	\$ 183,034	\$ 250,286
Pumping	54,629	95,678	119,288	136,777	148,588
Water treatment	4,996	9,441	19,386	23,807	25,286
Transmission and distribution	45,411	85,891	80,582	96,893	114,838
General and administration	186,661	228,781	231,598	275,128	359,228
Total operating expenses	\$ 426,060	\$ 538,648	\$ 610,478	\$ 715,639	\$ 898,226
NET OPERATING REVENUES	\$ 325,754	\$ 241,314	\$ 397,039	\$ 318,414	\$ 238,581
INTEREST	<u>78,286</u>	<u>62,675</u>	<u>45,645</u>	<u>45,837</u>	<u>41,601</u>
NET REVENUES	\$ 404,040	\$ 303,989	\$ 442,684	\$ 364,251	\$ 280,182
<b>DEBT SERVICE</b>					
Interest	\$ 81,438	\$ 79,825	\$ 77,913	\$ 75,812	\$ 73,750
Principal	<u>30,000</u>	<u>35,000</u>	<u>35,000</u>	<u>40,000</u>	<u>40,000</u>
Total debt service	\$ 111,438	\$ 114,825	\$ 112,913	\$ 115,812	\$ 113,750
NET AFTER DEBT SERVICE	\$ 292,602	\$ 189,164	\$ 329,771	\$ 248,439	\$ 166,432
<b>OTHER INCOME</b>					
Connection fees	\$ 35,252	\$ 24,436	\$ 61,262	\$ 128,078	\$ 130,084
Inspection and engineering	3,788	2,081	11,217	20,738	13,095
Sale of property	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>238</u>
Total other income	\$ 39,040	\$ 26,517	\$ 72,479	\$ 148,816	\$ 143,417
NET INCOME	\$ 331,642	\$ 215,681	\$ 402,250	\$ 397,255	\$ 309,849

(1) Unaudited

Table 3  
 CITY OF CAMARILLO  
 Changes in Water Utility Fund Financial Position

Fiscal Year:	1973/74	1974/75	1975/76	1976/77	1977/78 (2)
<b>BEGINNING BALANCE</b>					
Current assets	\$ 816,639	\$ 822,900	\$ 629,342	\$ 698,205	\$ 680,183
Less: Current liabilities	<u>100,075</u>	<u>118,206</u>	<u>71,641</u>	<u>98,008</u>	<u>95,935</u>
Working capital	\$ 716,564	\$ 704,694	\$ 557,701	\$ 600,197	\$ 584,248
<b>INCREASES</b>					
Net income (1)	\$ 331,642	\$ 215,681	\$ 402,250	\$ 397,255	\$ 309,849
Contributions	232,451	110,819	97,060	78,029	388,337
Miscellaneous	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	2,553
Total increases	\$ 564,093	\$ 326,500	\$ 499,310	\$ 475,284	\$ 700,739
<b>DECREASES</b>					
Capital outlay	\$ 503,893	\$ 406,851	\$ 409,672	\$ 163,822	\$ 691,814
Repayment of construction advances	3,473	3,335	4,392	3,236	3,409
Transfers to other funds	66,152	61,500	41,378	322,347	-
Increase (decrease) in revenues	2,445	1,807	1,372	1,828	(14,024)
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	750
Total decreases	\$ 575,963	\$ 473,493	\$ 456,814	\$ 491,233	\$ 681,949
<b>ENDING BALANCE</b>					
Current assets	\$ 822,900	\$ 629,342	\$ 698,205	\$ 680,183	\$ 750,711
Less: Current liabilities	<u>118,206</u>	<u>71,641</u>	<u>98,008</u>	<u>95,935</u>	<u>147,673</u>
Working capital	\$ 704,694	\$ 557,701	\$ 600,197	\$ 584,248	\$ 603,038

(1) From Table 2

(2) Unaudited

Table 4  
CITY OF CAMARILLO  
Estimated Project Costs and Sources of Funds

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ESTIMATED PROJECT COSTS	
Construction costs	\$ 1,300,000
Reserve Fund	40,000
Costs of issuance	<u>20,000</u>
Total	\$ 1,360,000

SOURCES OF FUNDS	
Bond Issue	\$ 400,000
Transfer from General Fund	426,000
Water Fund surplus	<u>534,000</u>
Total	\$ 1,360,000

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Table 5  
 CITY OF CAMARILLO  
 Estimated Annual Water Revenue Bond Service

Year	1978 Water Revenue Bonds			1968		Annual Debt Service
	Principal Outstanding	Interest Estimated @6%	Principal Maturing	Total Debt Service	Water Bond Debt Service	
1979	\$ 400,000	\$ 24,000	\$ 20,000	\$ 44,000	\$ 111,500.00	\$ 155,500.00
1980	380,000	22,800	20,000	42,800	114,375.00	157,175.00
1981	360,000	21,600	20,000	41,600	113,981.25	155,581.25
1982	340,000	20,400	20,000	40,400	111,506.25	151,906.25
1983	320,000	19,200	20,000	39,200	114,087.50	153,287.50
1984	300,000	18,000	20,000	38,000	111,337.50	149,337.50
1985	280,000	16,800	20,000	36,800	113,618.75	150,418.75
1986	260,000	15,600	20,000	35,600	110,593.75	146,193.75
1987	240,000	14,400	20,000	34,400	112,575.00	146,975.00
1988	220,000	13,200	20,000	33,200	114,268.75	147,468.75
1989	200,000	12,000	20,000	32,000	110,693.75	142,693.75
1990	180,000	10,800	20,000	30,800	112,087.50	142,887.50
1991	160,000	9,600	20,000	29,600	113,193.75	142,793.75
1992	140,000	8,400	20,000	28,400	114,012.50	142,412.50
1993	120,000	7,200	20,000	27,200	114,543.75	141,743.75
1994	100,000	6,000	20,000	26,000	114,787.50	140,787.50
1995	80,000	4,800	20,000	24,800	114,743.75	139,543.75
1996	60,000	3,600	20,000	23,600	114,412.50	138,012.50
1997	40,000	2,400	20,000	22,400	113,793.75	136,193.75
1998	20,000	1,200	20,000	21,200	112,887.50	134,087.50
TOTALS		\$ 252,000	\$ 400,000	\$ 652,000	\$2,263,000.00	\$2,915,000.00

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## FINANCIAL DATA

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### BASIS OF TAXATION

Under provisions of Article XIII A of the State Constitution, commencing with the 1978/79 fiscal year, ad valorem taxes in California are limited to one percent of market value, except for taxes to meet debt service on bonds approved by the voters prior to July 1, 1978, which may be levied without limitation as to rate or amount.

Market value is based on appraised values as of the 1975/76 fiscal year, except in the case of newly constructed property or property which changes ownership, which properties will be assessed as of the date of construction or of an ownership change. Thereafter values must be increased annually above the base year by not more than two percent to reflect inflation.

Because assessed valuations in California are established at 25 percent of full cash value, the limitation of one percent of market value results in a maximum tax rate of \$4 per \$100 assessed valuation (except for taxes to meet debt service on bonds approved by the voters before July 1, 1978).

The City of Camarillo has never levied an ad valorem tax. Accordingly, the tax rate limitations imposed by Article XIII A of the State Constitution should have no effect on the City's finances.

### ASSESSED VALUATIONS

The assessed valuation of the City of Camarillo is established by the Ventura County Assessor, except for utility property, which is assessed by the State Board of Equalization.

California law provides for two types of exemptions from ad valorem taxes which do not result in any loss of revenues to local taxing agencies since an amount equivalent to the taxes which would have been paid on such exempt properties is made of by the State. One exempts \$1,750 of the assessed valuation of an owner-occupied dwelling. The other exempts 50 percent of the assessed valuation of business inventories.

The following tabulation shows the 1978/79 assessed valuation of property within the City of Camarillo before and after giving effect to these two exemptions.

CITY OF CAMARILLO  
1978/79 Assessed Valuations

	Net Assessed Valuation	Homeowners' and Business Inventory Exemptions	Assessed Valuation For Revenue Purposes
Local secured roll	\$ 126,660,772	\$ 12,273,533	\$138,934,305
Utility roll	5,230,520	--	5,230,520
Unsecured roll	<u>7,348,577</u>	<u>2,385,827</u>	<u>9,734,404</u>
Totals	\$ 139,239,869	\$ 14,659,360	\$153,899,229

Source: Ventura County Auditor-Controller

The following tabulation presents a five-year summary of the assessed valuation of the City of Camarillo before deduction of the homeowners' and business inventory exemptions.

CITY OF CAMARILLO  
Five-Year Summary of Assessed Valuations

Fiscal Year	Assessed Valuation
1974/75	\$ 81,176,346
1975/76	88,153,322
1976/77	105,696,028
1977/78	137,562,009
1978/79	153,899,229

Source: Ventura County Auditor-Controller

It can be seen that the assessed valuation of the City of Camarillo showed an increase of more than eleven percent in the 1978/79 fiscal year despite the fact that they were rolled back to approximately 106 percent of 1975/76 values, except in the case of property which was constructed or underwent a change in ownership subsequent to 1975/76.

## TAX LEVIES AND DELINQUENCIES

As previously noted, the City of Camarillo has never levied an ad valorem-tax. However, an indication of the tax collection record within the City is provided by the experience of the Camarillo Sanitary District. Property representing 73.7 percent of the 1978/79 assessed valuation of the City is located within the Sanitary District and this property comprises 91.4 percent of the 1978/79 assessed valuation of the District.

Following is a five-year summary of the secured taxes levied by the Camarillo Sanitary District together with amounts and percentages collected in each of the years shown.

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### CAMARILLO SANITARY DISTRICT Secured Tax Levies and Collections

Fiscal Year	Secured		Amounts		Percentages	
	Tax Levy	Current Year Taxes	Prior Year Taxes	Total Taxes	Current Year Taxes	Total Taxes
1973/74	\$172,213	\$ 169,257	\$ 2,422	\$171,679	98.3%	99.7%
1974/75	185,466	183,050	1,080	184,130	98.7	99.3
1975/76	263,522	257,028	3,244	260,272	97.5	98.8
1976/77	310,443	308,137	2,058	310,195	99.0	99.7
1977/78	355,114	351,705	3,213	354,198	99.0	99.7

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Source: Ventura County Auditor-Controller

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### ARTICLE XIII A OF STATE CONSTITUTION

In addition to the tax rate limitations described under the heading "BASIS OF TAXATION", Article XIII A also provides that additional State taxes (except taxes on property or property transfers) may be imposed, but only by a two-thirds majority of the State Legislature, and local governments may impose new taxes (except taxes on property or property transfers), but only with the approval of two thirds of the electorate.

## LEGISLATIVE RELIEF

Chapter 292, 1978 Statutes, provides partial relief to local governments to offset the revenue loss under Article XIII A of the State Constitution. However, since the City of Camarillo had not levied a tax, it suffered no revenue loss and accordingly was not eligible for state relief.

## REVENUES AND EXPENDITURES

Table 6 summarizes the revenues and expenditures of the City over the past five years, as shown in annual reports to the State Controller.

## DIRECT AND OVERLAPPING BONDED DEBT

The City has no direct general obligation debt. Table 7 shows the estimated overlapping debt of the City of Camarillo as of the date of sale of the bonds currently being offered.

Table 6  
 CITY OF CAMARILLO  
 General Revenues and Expenditures

Fiscal Year:	1973/74	1974/75	1975/76	1976/77	1977/78
<b>REVENUES</b>					
Sales taxes	\$ 605,766	\$ 779,346	\$ 849,450	\$ 958,187	\$ 970,194
Other taxes	<u>173,575</u>	<u>211,456</u>	<u>241,669</u>	<u>296,210</u>	<u>503,159</u>
Total taxes	\$ 779,341	\$ 990,802	\$1,091,119	\$1,254,397	\$1,473,353
Licenses and permits	108,222	103,848	225,234	557,163	863,511
Fines and penalties	51,080	68,839	60,020	83,991	145,563
Use of money and property	175,513	187,417	156,909	152,722	228,911
From other agencies	816,394	775,944	799,581	886,125	1,102,279
Current service charges	67,227	75,035	119,308	189,474	275,782
Other revenue	<u>5,790</u>	<u>31,132</u>	<u>165,789</u>	<u>363,334</u>	<u>38,036</u>
Total	\$2,003,567	\$2,233,017	\$2,617,960	\$3,487,206	\$4,127,435
<b>EXPENDITURES</b>					
General government	\$ 566,942	\$ 815,906	\$ 984,495	\$2,322,837	\$ 939,489
Public safety	452,027	520,178	626,857	785,985	991,176
Public works	604,618	1,083,881	955,142	793,457	692,519
Parks and recreation	<u>9,026</u>	<u>-</u>	<u>-</u>	<u>35,107</u>	<u>2,302</u>
Total	\$1,632,613	\$2,419,965	\$2,566,494	\$3,937,386	\$2,625,486

Source: Annual Reports to the State Controller

Table 7  
 CITY OF CAMARILLO  
 Estimated Overlapping Bonded Debt

Population	29,250
1978/79 Assessed Valuation	\$153,899,229
Estimated Market Value	\$615,597,000 (1)

	Debt applicable December 13, 1978 (2)	
	Percentage	Amount
Mesa Valley School District	1.404%	\$ 1,264
Pleasant Valley School District	76.848	1,536,958
Rio School District	1.217	2,008
Oxnard Union High School District	18.551	561,162
Ventura Community College District	6.467	323,365
Calleguas Municipal Water District	14.256	2,539,083
Metropolitan Water District of Southern Calif.	0.283	1,487,268
United Water Conservation District	0.715	42,029
Camarillo Sanitary District	91.463	471,033
Oxnard Harbor District	12,844	559,361
Camarillo Protection District	95.674	679,289
Somis Protection District	94.833	175,441
Pleasant Valley Recreation and Park District	76.848	945,229
Ventura County Flood Control District, Zone 3	15.533	<u>2,396,680</u>
Total Overlapping Bonded Debt		\$11,720,170

	Percentage of		
	Assessed	Market	Per
	Valuation	Value	Capital
Assessed Valuation	%	%	\$ 5,261
Total Overlapping Debt	<u>7.62</u>	<u>1.90</u>	401

(1) Value for 1975/76, except in the case of new construction or property which changed hands, escalated by two percent per year.  
 (2) Excludes sales, if any, between November 8, 1978 and December 13, 1978. Also excludes assessment bonds, revenue bonds, and bonds secured by leases to county (\$1,096,166) and to the Pleasant Valley Hospital District (\$3,529,722).

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## THE CITY

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The City of Camarillo is located on Ventura County's fertile Oxnard Plain, approximately 13 miles east of Los Angeles County. The City covers an area of approximately 17.2 square miles.

### MUNICIPAL GOVERNMENT

Camarillo was incorporated as a general law city in 1964. It operates under the council-manager form of government. The city council is made up of five members who are elected at large to four-year overlapping terms at elections held every two years. The members of the City Council are listed below.

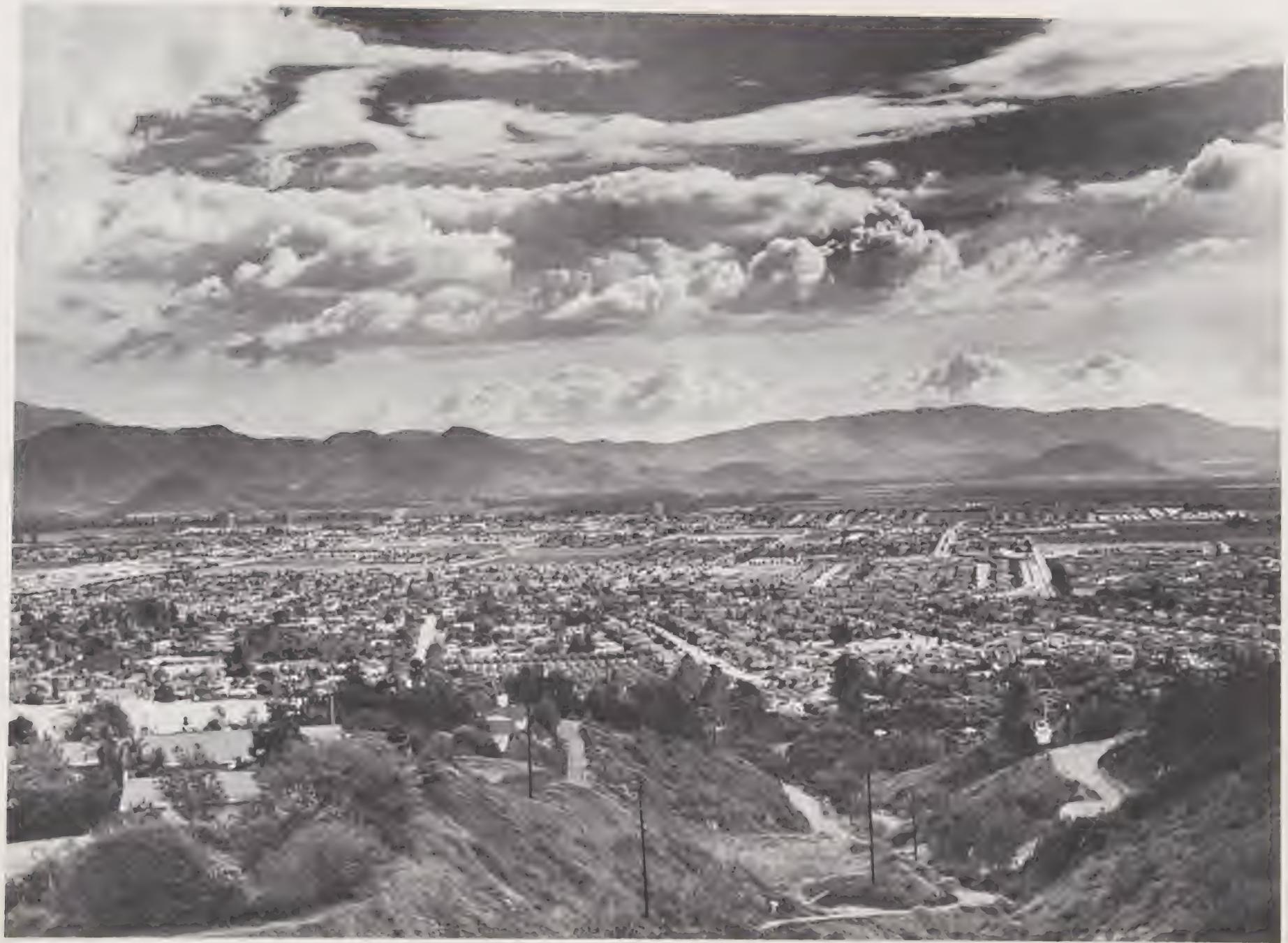
Mayor Edward A. Leland is a retired realtor. He was elected to the City Council in 1976. He also serves as a member of the Board of Directors of the Ventura County Regional Sanitation District, the Camarillo Airport Authority and the County's Water Shed Fire Council.

The Vice-Mayor is Mary R. Gayle who is serving her second four year term. She was elected to the City Council in 1974, following two years' service as a member of the Planning Commission. She has also served as a member of the Ventura County Regional Sanitation District Board of Directors and Camarillo Committee of 100, formed to develop a general plan for the City. She was formerly employed as a librarian, a position she left to undertake the study of law.

Ronald V. McConville was elected to the City Council in 1978. He is the owner and operator of a local business. He formerly served for 15 years with the Ventura County Sheriff's Department, including eight years as a youth officer for the City of Camarillo.

Roderick B. Moore has served on the City Council since 1974 and is an ex-mayor of the City. In 1972 he was a member of the Camarillo Committee of 100. He is now retired after holding management positions in private industry and the U. S. Navy.

John A. Rush, an insurance agent, was elected to the City Council in 1976 following 13 years' service on the Ventura County Planning Commission, including five terms as Chairman. He is a member of the Ventura County Regional Sanitation District and the California Coastal Zone Conservation Commission for the South Central Coast Region Commission. He served as a director of the Pleasant Valley Recreation and Park District from 1969 to 1977 and was a member of the Statewide Central Zone Conservation Commission in 1977.



An aerial view of the City of Camarillo.

The City manager, City Clerk, City Treasurer, and City Attorney are appointed by the city council for indeterminate terms. The City Engineer, Planning Director, Finance Director and Public Works Director are appointed by the City manager.

The City Manager is Thomas W. Oglesby. He has been in public service for 18 years, including three years as City Manager of the City of Auburn, California, and seven years in the same capacity in Antioch, California, a position he left to join the City of Camarillo in 1977. He has also served as Personnel Director and later as Assistant to the City Administrator at Fullerton, California, and as a personnel technician with the City of Pasadena.

He holds a Bachelor's degree in Political Science from Occidental College and an M. S. in Public Administration from the University of Southern California.

The City contracts with Ventura County for police and fire protection services. Most of Camarillo and some adjacent unincorporated areas are served by the Camarillo Sanitary District which is governed by the members of the City Council sitting ex officio as the Board of Directors.

The City recently completed a \$2,100,000 City Hall which was financed on a pay-as-you-go basis.

#### POPULATION

The following tabulation summarizes the population growth of the City since its incorporation.

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#### CITY OF CAMARILLO

Population

Year	Number
1969	12,810 (1)
1970	19,219 (2)
1975	24,787 (3)
1978	29,250 (3)

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(1) Ventura County Planning Department  
(2) U. S. Census  
(3) State of California, Department of Finance

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The 1975 population was recorded by a special census conducted throughout Ventura County by the State Department of Finance. The special census showed that the male and female population of the City of Camarillo was comprised of the following age groups.

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CITY OF CAMARILLO  
1975 Population By Age Groups

Age	Male	Female	Total
0-19	5,121	4,743	9,864
20-34	5,285	2,559	7,844
36-49	2,515	2,551	5,066
50-64	1,570	1,609	3,179
Over 65	776	998	1,774
Total valid responses	15,267	12,460	27,727
No valid response			60
TOTAL			27,787

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The 1975 special census showed the City's population had the following racial composition.

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CITY OF CAMARILLO  
1975 Population by Racial Groups

Race	Population	Percentage
White and other	22,471	90.65%
Mexican-American	1,501	6.06
Oriental	473	1.91
Black	240	.97
American Indian	54	.22
Unknown	48	.19
Totals	24,787	100.00%

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## BUILDING ACTIVITY

As shown by the accompanying five year-year summary of building permits issued by the City, building activity - especially residential construction - has increased dramatically in the past two fiscal years, with the permit valuation for new homes tripling in the year ended June 30, 1976, and then doubling again in the year ended June 30, 1977.

## EMPLOYMENT

As shown by the following tabulation, of those households which named the place of employment of the primary wage earner in the 1975 special census, 28.8 percent were employed in Camarillo, 43.8 percent were employed nearby in Oxnard, Point Mugu, and Port Hueneme, while a further 16.4 percent were employed elsewhere in Ventura County. The remaining 11 percent who were employed outside Ventura County worked primarily in Los Angeles County.

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### CITY OF CAMARILLO Primary Place of Employment-1975

	Number of Households	Percentage of Total Households	Percentage of Valid Responses	Percentage of Employed
Camarillo	1,625	21.3%	22.8%	28.8%
Oxnard and Point Mugu	1,922	25.2	27.0	34.0
Port Hueneme	551	7.2	7.7	9.8
Thousand Oaks	440	5.8	6.2	7.8
Ventura	344	4.5	4.8	6.1
Elsewhere in Ventura County	143	1.9	2.0	2.5
Los Angeles County	485	6.4	6.8	8.6
Other	<u>134</u>	<u>1.7</u>	<u>1.9</u>	<u>2.4</u>
Total employed responding	<u>5,644</u>	<u>74.0</u>	<u>79.2</u>	<u>100.0%</u>
Retired	<u>1,478</u>	<u>19.4</u>	<u>20.8</u>	<u>-</u>
Total valid responses	<u>7,122</u>	<u>93.4%</u>	<u>100.0</u>	<u>-</u>
No valid responses	<u>506</u>	<u>6.6</u>	<u>-</u>	<u>-</u>
Total households	7,628	100.0	-	-

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CITY OF CAMARILLO  
Building Permits and Valuations

Fiscal Year:	1973/74		1974/75		1975/76		1976/77		1977/78	
	Dwelling		Dwelling		Dwelling		Dwelling		Dwelling	
	Permits	Units	Permits	Units	Permits	Units	Permits	Units	Permits	Units
NUMBER	307	307	271	271	731	731	1,371	1,371	1,379	1,379
Single family residential	15	30	1	4	13	-	2	6	52	667
Non-residential	242	-	153	-	45	-	48	-	96	-
Swimming pools	39	-	35	-	35	-	67	-	93	-
Additions and alterations	<u>285</u>	-	<u>297</u>	-	<u>373</u>	-	<u>544</u>	-	<u>755</u>	-
Total	888	337	757	257	1,197	731	2,032	1,377	2,375	2,046
VALUATIONS										
Single family residential	\$ 8,946,805		\$ 8,485,570		\$ 25,627,457		\$ 53,641,458		\$ 62,189,233	
Multiple dwellings	523,757		99,120		486,999		146,954		15,241,233	
Non-residential	2,472,357		2,019,210		2,961,587		3,150,758		5,675,064	
Swimming pools	200,700		193,760		198,298		394,441		530,520	
Additions and alterations	<u>446,307</u>		<u>700,790</u>		<u>769,399</u>		<u>1,902,443</u>		<u>3,587,950</u>	
Totals	\$ 12,589,926		\$ 11,498,450		\$ 30,043,740		\$ 59,236,054		\$ 87,224,000	

The 1975 census also showed that the primary wage earners in a majority of the homes responding were professionals or engaged in administration, while a further 17.7 percent were craftsmen, as shown by the following summary.

**CITY OF CAMARILLO**  
**Occupations of Primary Wage Earners in 1975**

Occupation	Number Of Households	Percentage Of Total Households	Percentage Of Valid Responses	Percentage Of Employed Responding
Professional	2,524	33.1%	35.6%	45.1%
Craftsman	992	13.0	14.0	17.7
Administration	737	9.7	10.4	13.2
Service	389	5.1	5.5	6.9
Sales	311	4.1	4.4	5.6
Clerical	260	3.4	3.7	4.6
Laborer	232	3.0	3.3	4.1
Farm manager	107	1.4	1.5	1.9
Farm laborer	49	.6	0.7	.9
Total employed responding	5,601	73.4%	79.1%	100.0%
Retired, unemployed, not in labor force	<u>1,478</u>	<u>19.4</u>	<u>20.9</u>	<u>-</u>
Total responses	7,079	92.8%	100.0%	100.0%
No valid response	<u>549</u>	<u>7.2</u>	<u>-</u>	<u>-</u>
Total	7,628	100.0%	100.0%	100.0%

**INDUSTRY**

The City has a diversified and growing industrial base. The accompanying tabulation lists the major manufacturing industries within the City.

Everest & Jennings, Inc., a wheelchair manufacturer, has purchased the site for a manufacturing plant in Camarillo. The plant is expected to employ between 200 and 300 people when it opens in 1980. By 1988 it is expected to employ 1,000 when it reaches its ultimate 500,000 square feet size.

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CITY OF CAMARILLO  
Major Industries

Company	Products
Clairol	Cosmetics
International Playtex	Ladies garments
Minnesota Mining & Manufacturing	Magnetic tape and recorders
Aq Automation	Automated harvesting equipment
American Plastics Corp.	Plastic Products
Assemblamatics	Production and test equipment
Belport	Medical and dental equipment
Clifford Industries	Electronic equipment
Cosmos Minerals/Astrolite	Aerospace metals
Cypress Containers	Fibreboard cartons
Double Eagle Fittings Co.	Metal hinges
Fansteel Hi-Temp	Aerospace metals
Hardy Welded Products, Inc.	Welded products
Lisette Packaging Specialties	Paper and plastic boxes and bags
Monier-Raymond Co.	Clay roof tile
Power-One	Computer power supplies
Price-Leho	Precision machine parts
Ranson Laboratories	Optical equipment
Taogoea, Inc.	Large wall paintings
Thomas Business forms	Business Forms
True Temp Corporation	Heat sensitive devices
Western Kraft	Fibreboard cartons
Unity Buying Service	Mail order catalog, sales
V-Car Enterprises	Aids for the handicapped

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GOVERNMENT ACTIVITY

Among the largest employers in the area are the Camarillo State Hospital, the Pacific Missile Test Center at Point Mugu and the Naval Construction Battalion Center at Port Hueneme.

The Camarillo State Hospital is a major state mental case facility. The hospital, which was established in 1932, has a bed capacity of 2,500. In addition to general psychiatric treatment, training and research, it offers programs for the mentally retarded and for drug and alcohol abuse treatment. The

hospital employs a staff of about 2,000 and has an occupancy rate of approximately 1,000, over half of whom are voluntary patients.

The 4,500 acre Pacific Missile Test Center at Point Mugu is located seven miles south of Camarillo. The main activities at the base are development, testing, evaluation and modification of weapons systems and subsystems and operation of the 500-mile long, 200-mile wide sea test range. The Center includes a Naval Air Station and the Navy Astronaut Group, which operates the worldwide Navy Navigation Satellite system.

The base provided jobs for 7,564 people in 1977, including an estimated 1,342 residents of Camarillo, with annual wages estimated at \$102,654,260, including an estimated \$21,040,000 earned by Camarillo residents, as shown by the accompanying summary of statistics furnished by the Center.

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U. S. NAVY PACIFIC MISSILE TEST CENTER, POINT MUGU  
Personnel and Payrolls (1)

	Military	Civilian	Contractor	Total
<b>PERSONNEL</b>				
Total	2,133	4,174	1,257	7,564
In Camarillo	420 (2)	922		1,342
<b>PAYROLL</b>				
Total	\$21,799,260	\$62,000,000	\$18,855,000 (2)	\$102,654,260
In Camarillo	5,040,000	16,000,000		21,040,000

(1) Source: Public Affairs Officer, Pacific Test Center

(2) Estimated number

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In addition to the estimated \$102,654,260 in annual payrolls, the Center's Public Affairs Officer reports that the Center expends approximately \$15,000,000 on contracts in Ventura County, bringing the total direct contributions to the local economy to more than \$117,650,000 while the indirect impact is estimated at an additional \$50,047,000 in retail sales in the area (including an estimated \$8,870,000 in Camarillo) which create more than 9,800 local jobs, including over 1,700 in Camarillo.

The U. S. Naval Construction Battalion Center is located eight miles southwest of Camarillo at Port Hueneme. The base covers an area of more than 1,667 acres, including a 107½-acre harbor with six deep water berths. The base houses four naval construction battalions, the Naval Construction Training Center, Naval Ship Weapon System Engineering Station, Civil Engineers Corps Officers School, a hospital and a nuclear power unit. The U. S. S. Norton Sound, a missile launch vessel used by the Pacific Missile Test Center, is home-ported at the Construction Battalion Center.

The Center reported an annual payroll of 99,700,000 in 1977 as shown in the following tabulation.

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U. S. NAVAL CONSTRUCTION BATALLION CENTER  
Payroll and Personnel (1)

	Personnel	Annual Payroll
Military	3,570	\$ 27,500,000
Civilian	<u>4,820</u>	<u>72,200,000</u>
Total	8,390	\$ 99,700,000

(1) Source: Public Affairs Officer, Naval Construction Battalion Center

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The Center reports its total annual contribution to the local economy, including payrolls, is \$130,900,000.

#### BANKING

The City contains branches of the Bank of A. Levy, the Bank of America, N.T. & S.A., the Chartered Bank of London, the Security Pacific National Bank and the United California Bank.

#### COMMERCE

Commercial activity in the City is concentrated in five shopping centers and in the central business district located alongside the U. S. 101 freeway.

Retail sales activity within the City is indicated by the accompanying summary of taxable sales transactions. The transactions shown do not include sales of food for off-premise consumption, prescription drugs and periodicals, which are non-taxable.

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CITY OF CAMARILLO  
Summary of Taxable Sales Transactions (\$000 omitted)

Year	1975	1976	1977
Apparel Stores	\$ 2,161	\$ 2,191	\$ 2,413
General merchandise stores	3,241	3,109	6,861
Drug stores	2,791	3,173	(1)
Food stores	5,758	6,322	7,539
Packaged liquor stores	1,985	2,107	2,547
Eating and drinking places	6,711	7,679	9,535
Home furnishings and appliances	1,995	2,311	3,198
Building materials and farm implements	3,855	5,092	7,210
Auto dealers and auto supplies	4,237	6,663	6,846
Service stations	7,868	8,123	9,246
Other retail stores	<u>7,275</u>	<u>8,766</u>	<u>10,987</u>
Retail Stores Totals	\$ 47,877	\$ 55,536	\$ 66,382
All Other Outlets	<u>12,450</u>	<u>17,132</u>	<u>23,063</u>
Total All Outlets	\$ 60,327	\$ 72,668	\$ 89,445

(1) Shown under "Other retail stores."

Source: State Board of Equalization

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TRANSPORTATION

The City is traversed by U. S. Highway 101 which extends from Los Angeles to San Francisco and northward from there to the northern border of the State of Washington. Direct Greyhound Bus service to Los Angeles, San Francisco and intermediate points is available in the City.

Camarillo Airport, formerly the Oxnard Air Force Base, is owned by the County of Ventura. It is a general aviation airport. Oxnard Airport, located

ten miles to the west, offers scheduled commuter air service as well as general aviation facilities.

Port Hueneme, located eight miles southwest of Camarillo is the only deep-water port with bulk loading facilities between Los Angeles and San Francisco.

## UTILITIES

Gas service is provided throughout the City by the Southern California Gas Company. Southern California Edison Company furnishes electric power. Telephone service is provided by General Telephone. The Camarillo Sanitary District provides sewerage service to most of the City. The municipal water system serves the majority of the City.

## EDUCATION

Most of the City is located within the Pleasant Valley School District. The District operates eleven elementary schools and two junior high schools. Following is a summary of average daily attendance figures for October of the past three years.

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### PLEASANT VALLEY SCHOOL DISTRICT

Average Fall Daily Attendance

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Year	A. D. A.
1976	5,390
1977	5,578
1978	5,595

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Source: School District

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Also located within Camarillo are three parochial schools and a Montesorri School. St. John's Seminary is located just outside the City.

The entire City is within the Oxnard Union High School District.

## HOUSING CHARACTERISTICS

The 1975 census showed a total of 8,094 dwelling units were available within the City, of which 7,630 or 94.27 percent, were occupied, as shown in the following tabulation.

CITY OF CAMARILLO  
1975 Census of Dwelling Units

Type of Dwelling	Number of Households	Number of Vacant Units	Total Dwelling Units
Single family homes	5,570	331	5,901
Multiple dwelling units	1,419	88	1,507
Mobile homes	<u>641</u>	<u>25</u>	<u>666</u>
Totals	7,630	444	8,074

The 1975 special census showed that 74.53 percent of those providing valid responses owned their places of residence, as indicated by the following tabulation.

CITY OF CAMARILLO  
1975 Housing Characteristics

	Number of Households	Percentage of Total Households	Percentage of Valid Responses
Own home	4,664	61.14%	64.46%
Own condominium	217	2.84	3.00
Own duplex	21	0.28	0.29
Own mobile home	490	6.42	6.77
Rent house	466	6.11	6.44
Rent apartment	1,314	17.23	18.16
Rent mobile home	18	0.24	0.25
	1	0.01	0.01
Other	<u>45</u>	<u>0.59</u>	<u>0.62</u>
Total responses	7,236	94.86%	100.00%
No valid response	<u>392</u>	<u>5.14</u>	<u>-</u>
Total	7,628	100.00%	100.00%

In addition, the special census showed that 204 people lived in group quarters.

Following are the monthly housing costs (rentals or mortgage payments plus property taxes) within the City reported in the 1975 special census.

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CITY OF CAMARILLO  
1975 Monthly Housing Costs

Monthly Cost	Number of Households	Percentage of Total Households	Percentage of Valid Responses
\$59 or less	329 (1)	4.3%	5.3%
\$60 to \$99	371	4.9	6.0
\$100 to \$149	765	10.0	12.4
\$150 to \$199	1,697	22.2	27.5
\$200 to \$249	1,334	17.5	21.6
\$250 to \$299	845	11.1	13.7
\$300 to \$349	493	6.5	8.0
\$350 to \$399	239	3.1	3.9
\$400 or more	103	1.4	1.6
Sub-total	6,176	81.0%	100.0%
No valid responses	1,452	1.90	-
Total	7,628	100.0%	100.0%

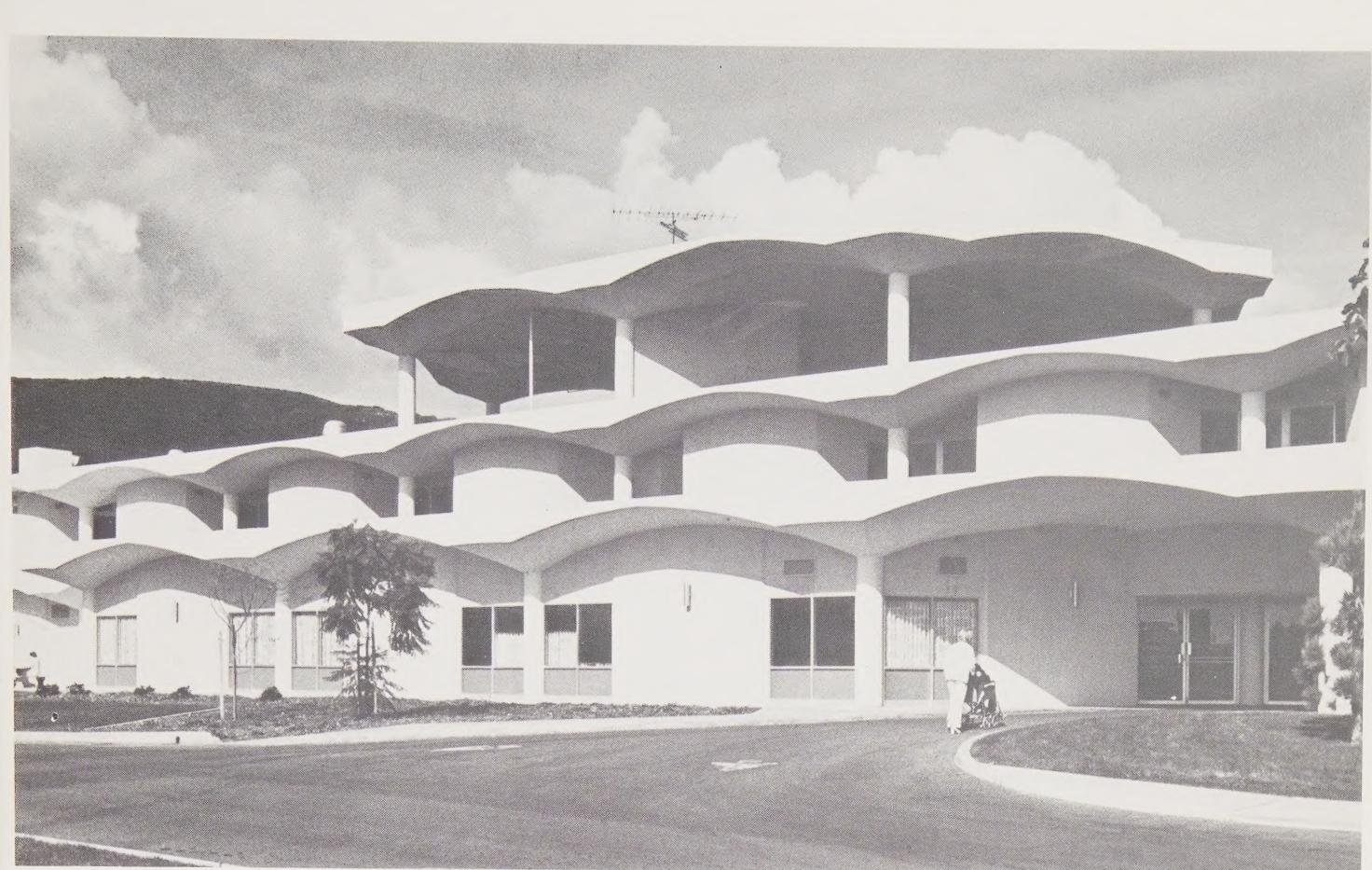
(1) Includes those who own homes outright and make only tax payments

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COMMUNITY FACILITIES

Pleasant Valley Community Hospital, with 60 beds is located within the City, as is Julene Convalescent Hospital, with 99 beds. There are also three residential care facilities.

The Pleasant Valley Recreation and Park District operates a community center, plus six parks and nine playgrounds. The Los Angeles Times and Herald-Examiner, the Camarillo Daily News, the Oxnard Press-Courier and the Ventura Star-Free press are all published daily. Five AM and five FM radio stations serve the local market. Local residents receive all seven VHF and nine UHF channels from Los Angeles and one UHF channel from Santa Barbara.



Above: Pleasant Valley Hospital  
Below: The Community Center





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